

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**KINGS ROAD,  
CAVERSHAM, RG4 8DT**

**£1,495 pcm**

A three mid terrace ideally positioned for both Reading & Caversham centres, offering two receptions, modern kitchen and bathroom. Enclosed rear garden mainly laid to lawn. Unfurnished and available now

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)  
E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

**PLEASE NOTE**

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £345.00 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1,725.00 (based on the advertised rent)

EPC Rating: E - Council Tax Band: C

Please contact us for further information or visit our website

**HALLWAY**

With doors leading to:

**LOUNGE**

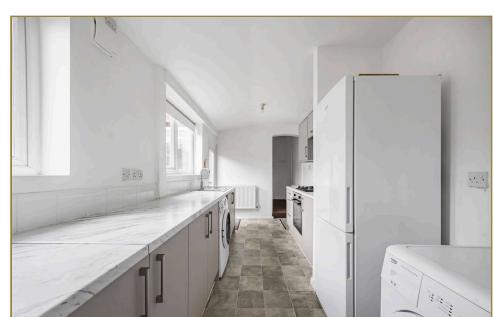
Front aspect bay window. Radiator

**DINING ROOM**

Rear aspect window. Access to kitchen. radiator.

**KITCHEN**

Brand new kitchen being installed with appliances including gas hob, electric oven, washing machine and fridge/freezer.

**BATHROOM**

Comprises low level wc, basin, bath and shower cubicle

### **BEDROOM ONE**

Built in wardrobe, radiator, front aspect window



### **BEDROOM TWO**

Rear aspect window, radiator



### **BEDROOM THREE**

Radiator, rear aspect window



### **GARDEN**

Mainly laid to lawn with patio area

### **PARKING**

On road residents permit parking

### **COUNCIL TAX**

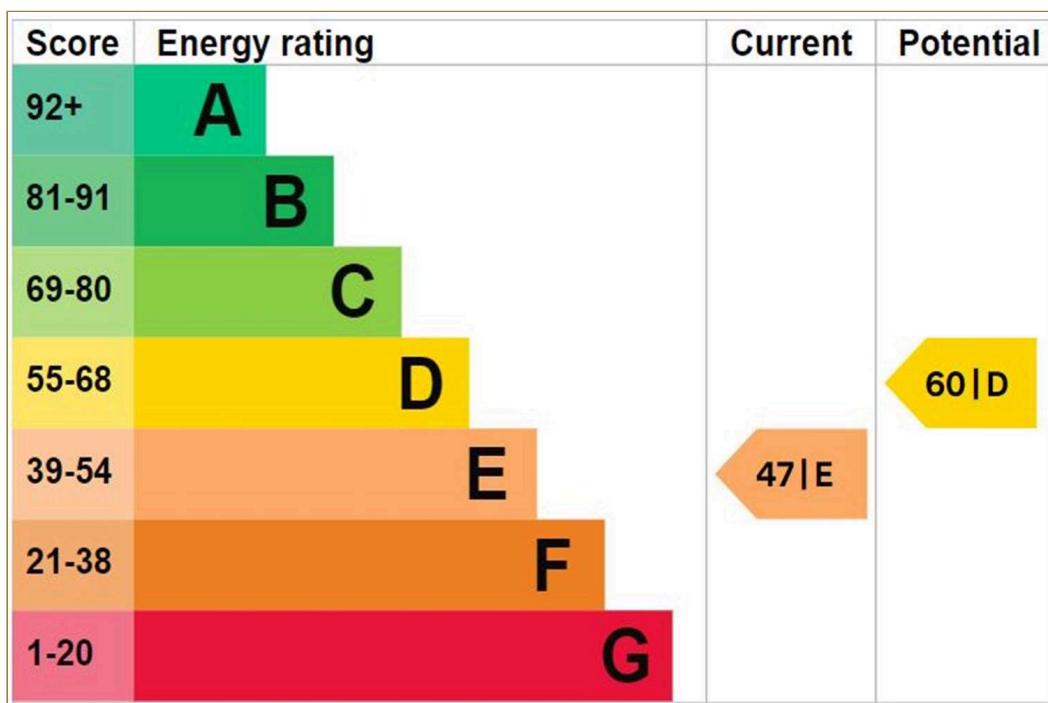
Band C

### **PROCEDURE**

To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £44,850 per annum.

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

To view the full EPC for this property, you can access the national database with the following web address:



## FLOORPLAN

For guidance only

